

**PLANNING COMMISSION
WILLIAMSBURG, VIRGINIA
AGENDA
Wednesday, September 15, 2004**

The meeting will be called to order in the Council Chamber of the Stryker Building, 412 North Boundary Street on Wednesday, September 15, 2004 at 3:30 p.m.

Roll Call

Approval of Minutes of August 9 and 18, 2004

1. MATTERS OF SPECIAL PRIVILEGE

Presentation of Beautification Awards

2. CONSENT AGENDA ITEMS

Consent agenda items are boxed. An item may be removed from the consent agenda by a request of any member of the Commission.

3. PUBLIC HEARINGS

PCR #04-18: Amendment of Chapter 21, Zoning, of the Williamsburg City Code, to revise Article III, Division 10.1, ED Economic Development District; to revise parking requirements for townhouses, planned unit developments and multifamily dwellings [Sec. 21-707(a)(3) and (4)]; to add the ED District to the list of districts in which a parking master plan may be approved in lieu of the regular parking regulations [Sec. 21-709(a)]; to add the LB-1, LB-3, LB-4 and ED Districts to the list of districts requiring site plans for permitted uses [Sec. 21-780(5)]; and to add a provision allowing traffic studies and public utility analysis to be required as part of site plan review [Sec. 21-781(l)]. These changes will create allow more flexibility in developing tax-generating mixed use projects in the ED Economic Development District. A more substantial housing component will be allowed, a more extensive range of commercial uses is proposed, medical uses area allowed, and a height of 60 feet is allowed for hospitals and for other buildings set back at least 200 feet from designated major streets. These regulations will apply to the proposed High Street project on Richmond Road, and to the future development of portions of the property north of Route 199 and east of Quarterpath Road.

PCR #04-019: Rezoning of approximately 6.2 acres of land at 1440-1446 Richmond Road from B-3 General Business District to ED Economic Development District. This property is designated as Corridor Commercial land use in the 1998 Comprehensive Plan, which is planned for retail, office, service or lodging uses. This property will be a part of the High Street project.

4. OPEN FORUM

5. SITE PLANS AND SUBDIVISIONS

Discussion of Site Plan Review process

SPR #04-016: KFC Restaurant, 1545 Richmond Road – New Restaurant

SPR #04-018: Yankee Candle, 2200 Richmond Road – Yankee Candle retail store

6. OLD BUSINESS

7. NEW BUSINESS

8. OTHER

9. INFORMATION ITEMS

Report from City Council

Planning Department Monthly Report

Monthly Financial Statement

10. PUBLIC HEARINGS SCHEDULED FOR OCTOBER 20, 2004

None